



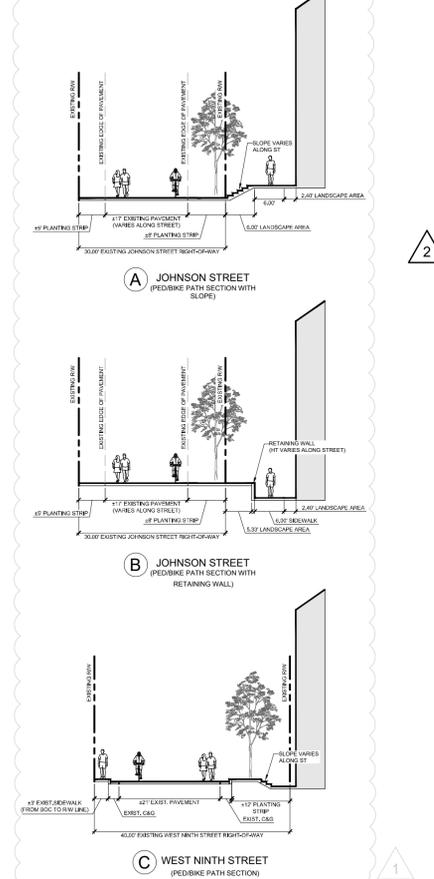
VICINITY MAP
NTS

SITE DEVELOPMENT DATA

ACREAGE: ± 5.12 ACRES
TAX PARCEL #: 07823201
EXISTING ZONING: I-2
PROPOSED ZONING: MUDD(O) - CD
EXISTING USES: WAREHOUSE
PROPOSED USES: UP TO EIGHTY-TWO (82) SINGLE-FAMILY ATTACHED DWELLING UNITS AND 7,500 SF OF NON-RESIDENTIAL USES, AS FURTHER DEFINED AND EXPLAINED BELOW
MAXIMUM BUILDING HEIGHT: A MAXIMUM BUILDING HEIGHT OF FIFTY-FIVE FEET (55') SHALL BE PERMITTED.
PARKING: PARKING SHALL BE PROVIDED PER ORDINANCE
NOTE: SHALL COMPLY WITH THE CHARLOTTE TREE ORDINANCE.

PORTIONS OF JOHNSON STREET AND ALL OF WEST NINTH ST TO BE MODIFIED TO PEDESTRIANBIKE MULTI-USE PATHS. VEHICULAR ACCESS WILL BE LIMITED.

PETITIONER SHALL PROVIDE AT LEAST THREE (3) PET WASTE STATIONS WITHIN THE OPEN SPACE OF THE SITE



KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF,

XXXXX XXXXXXXX ### 4/11/22
ENGINEER REG.# DATE

**NOT FOR
CONSTRUCTION**

**MUSIC FACTORY
TOWNHOMES
REZONING**

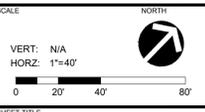
LENNAR CAROLINAS, LLC
721 NORTH CAROLINA MUSIC
FACTORY BLVD
CHARLOTTE, NC 28206

PETITION NUMBER: 2021-238
LANDDESIGN PROJ# 1021229

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	12.16.2021
2	PER STAFF COMMENTS	03.14.2022
3	PER STAFF COMMENTS	04.11.2022

DESIGNED BY: LD
DRAWN BY: LD
CHECKED BY: LD



SHEET TITLE

SHEET NUMBER

RZ-1

